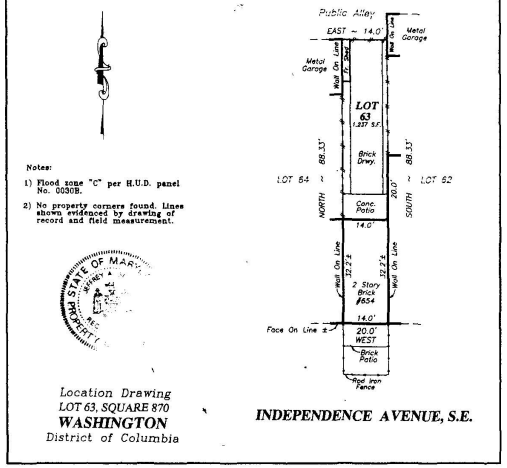


SITE PLAN

654

INDEPENDENCE AV., SE

WASHINGTON, DC

CONCEPT SET

COVER

A1.0 PLAN: 1ST
EXISTING & DEMOLITION

A1.1 PLAN: 2ND
EXISTING & DEMOLITION

A2.0 PLAN: 1ST

A2.1 PLAN: 2ND

A4.0 ELEVATIONS, MODEL, DETAILS

CONTENTS

GENERAL NOTES

BUILDING CODES

1.THIS PROJECT HAS BEEN DESIGNED IN COMPLIANCE WITH THE *BOCA-BASIC/NATIONAL BUILDING CODE/ 1996* AND THE ~~ARLINGTON COUNTY, DISTRICT OF COLUMBIA~~ BUILDING AND ZONING CODES. THE WORK SHALL COMPLY WITH ALL CODES AND ORDINANCES HAVING JURISDICTION.

GENERAL CONDITIONS

2.SUBCONTRACTORS SHALL CARRY ALL NECESSARY LIABILITY AND WORKMAN'S COMPENSATION INSURANCE.

3.THESE DRAWINGS NEITHER APPROVE NOR IMPLY THE STRUCTURAL INTEGRITY OF THE EXISTING CONDITIONS, SUCH BEING THE SOLE RESPONSIBILITY OF THE OWNER.

4. GENERAL CONDITIONS SET FORTH IN AIA DOCUMENT A 201 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION,1987 EDITION, ARE INCORPORATED INTO THIS CONTRACT.

5. ALL MATERIALS SHALL BE NEW AND OF GOOD QUALITY UNLESS OTHERWISE NOTED.

6. ALL DEMOLITION AND WORK RELATED DEBRIS SHALL BE REMOVED FROM THE SITE REGULARLY AND PROMPTLY.

7. ALL CUTTING AND PATCHING ASSOCIATED WITH THE INSTALLATION OF ELECTRICAL, PLUMBING OR HVAC WORK SHALL BE PERFORMED BY SUBCONTRACTOR WHETHER OR NOT SPECIFICALLY INDICATED ON DRAWINGS.

8.IF THERE IS ANY CONFLICT WITHIN OR BETWEEN ANY OF THE CONTRACT DOCUMENTS INVOLVING THE QUALITY OR QUANTITY OF WORK REQUIRED, IT IS THE INTENTION OF THE CONTRACT THAT WORK OF THE HIGHEST QUALITY AND OF THE GREATEST QUANTITY SHOWN OR SPECIFIED SHALL BE FURNISHED. NOTIFY SDP&A OF ANY CONFLICTS PRIOR TO PROCEEDING WITH ANY WORK.

9.IF ASBESTOS CONTAINING MATERIALS ARE PRESENT IN THE BUILDING THE OWNER SHALL RETAIN A CONSULTANT TO EVALUATE AND RECOMMEND PROPER ACTION. ASBESTOS REMOVAL SHALL BE COMPLETED PRIOR TO THE WORK COVERED BY THESE DOCUMENTS.

THE DRAWINGS

1.THESE CONTRACT DRAWINGS ARE INCOMPLETE WITHOUT ACCOMPANYING DETAILS, SCHEDULES, SPECIFICATIONS OR OTHER CONTRACT DOCUMENTS WHICH MAY CONTAIN IMPORTANT INFORMATION RELATING TO ANY ASPECT OF THIS PROJECT.

2.DO NOT DIMENSION DRAWINGS. FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALED DIMENSIONS.

3.INFORMATION CONTAINED IN THESE DRAWINGS IS BASED ON LIMITED FIELD MEASUREMENTS. THE INFORMATION CONTAINED HEREIN MAY REQUIRE ADJUSTMENT OR MODIFICATION TO CONFORM WITH EXISTING CONDITIONS. IN CASES WHERE CHANGES IN DETAILS ARE NECESSARY, THESE DRAWINGS SHALL BE USED TO SHOW ONLY THE DESIGN INTENT.

4.THE SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS RELATED TO EXISTING AND NEW WORK AND NOTIFY SDP&A OF ANY DISCREPANCIES BEFORE PROCEEDING WITH EITHER FABRICATION OR INSTALLATION OF THE WORK. IN ADDITION, THE SUBCONTRACTOR SHALL NOTIFY SDP&A IMMEDIATELY SHOULD EXISTING CONDITIONS PROHIBIT EXECUTION OF THE DESIGN INTENT OF THE DRAWINGS. ANY ADDITIONAL WORK, INCLUDING DEMOLITION AND REMOVAL, RESULTING FROM THE FAILURE TO NOTIFY SDP&A WILL BE AT THE CONTRACTORIS EXPENSE.

5.UNLESS OTHERWISE NOTED, CHANGES IN FLOORING MATERIAL SHALL OCCUR AT THE CENTER LINE OF THE DOOR.

6.THE SUBCONTRACTOR SHALL REFER ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE SPECIFICATIONS TO SDP&A BEFORE PROCEEDING WITH THE WORK.

7.LIGHT WEIGHT LINES SHOW AREAS OF THE EXISTING BUILDING WHICH WILL REMAIN.

8.DOTTED LINES INDICATE EXISTING PORTIONS OF THE BUILDING TO BE REMOVED.

9.REGULAR WEIGHT LINES OR POCHE ' D WALLS INDICATE INSTALLATION OF NEW MATERIAL AND PORTIONS OF THE BUILDING TO BE REMODELED.

10. WHERE IT IS THE CLEAR INTENT OF THE DRAWING THAT NEW CONSTRUCTION ALIGN WITH EXISTING CONDITIONS, CONFLICTING DIMENSIONS SHALL BE SUBORDINATED TO THE ALIGNMENT.

11. IN THE EVENT OF CONFLICT OR DISCREPANCIES WITHIN THE DRAWINGS, THE PRIORITY OF INTERPRETATION SHALL BE:
A.SCHEDULES
B.NOTES
C.LARGE SCALE DRAWINGS, E.G., DETAILS
D.SMALL SCALE DRAWINGS, E.G., FLOOR PLANS, ELEVATIONS

12. ARCHITECTURAL DRAWINGS SHALL HAVE PRECEDENCE OVER ALL OTHER DRAWINGS UNLESS WRITTEN NOTICE IS GIVEN BY SDP&A. THE ORDER OF PRECEDENCE SHALL BE: ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL.

WORKMANSHIP

1.ALL WORK SHALL BE DONE IN A WORKMAN LIKE MANNER AND IN ACCORDANCE WITH GENERALLY ACCEPTED PRACTICE.

2.IN ALL AREAS WHERE NEW MATERIALS, PARTITIONS OR PRODUCTS ARE INSTALLED OR WHERE EXISTING CONDITIONS ARE ALTERED, THE SUBCONTRACTOR SHALL PATCH AND FINISH WALLS, FLOORS, CEILINGS AND AFFECTED ADJACENT AREAS TO MATCH EXISTING.

3.ALL STUDS, CEILING FURRING AND FRAMING MEMBERS SHALL BE PLACED AS TO AVOID INTERFERENCE WITH LOCATIONS OF CASEWORK, RECESSED LIGHTING FIXTURES, PIPING, DUCT WORK AND THE LIKE.

4.WHERE NEW CONSTRUCTION IS TO ALIGN WITH EXISTING CONDITIONS, THE GENERAL SUBCONTRACTOR SHALL VERIFY DIMENSIONS AND NOTIFY SDP&A OF ANY DISCREPANCY BEFORE PROCEEDING WITH THE WORK.

5.WALL AND CEILING GRILLS AND REGISTERS SHALL BE PAINTED TO MATCH WALL COLOR SPECIFIED FOR THE WALL OR CEILING IN WHICH THE ITEM IS INSTALLED. PAINT USED ON METAL WORK SHALL BE SEMI GLOSS ENAMEL UNLESS OTHERWISE SPECIFIED.

7.AT THE COMPLETION OF THE WORK, THE SUBCONTRACTOR SHALL INSURE THAT ALL INTERIOR SURFACES, INCLUDING WINDOWS, SHALL BE CLEAN AND UNMARKED.

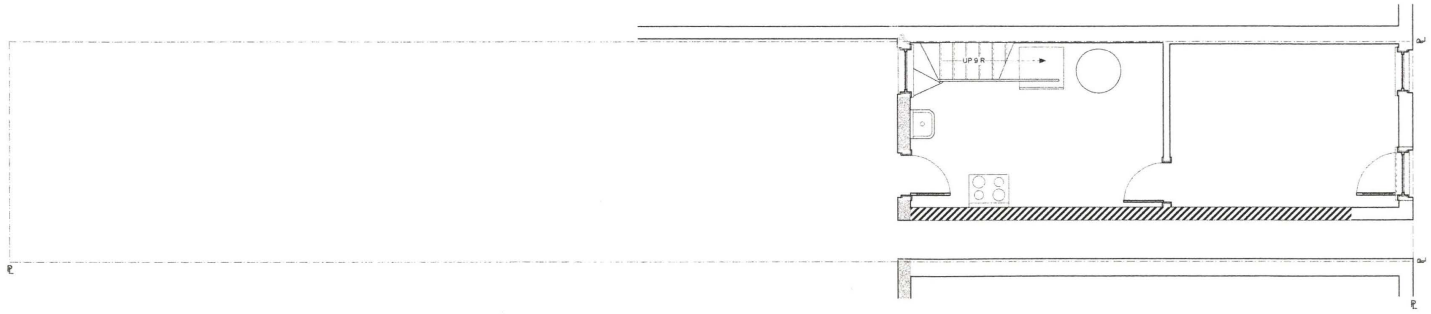
BUILDING INFORMATION

Construction Type	3B
Use Group	R-3
Applicable Codes	BOCA '96, DC CONSTRUCTION CODE SUPPLEMENT OF 1999
Building Suppressed	NO
Alarm System	SMOKE DETECTORS
No. of Stories	2
Building Height	25±
Total Square Feet	1656 SQ.FT
Ocupancy Load	NA
Suite No.	NA
Pre-stressed/Post Tension	NA
Handicapped Accessible Space Bldg.	NA
Name	STEPHEN duPONT, JR. RA NCARB
Signature	

BZA
Case No. 16975
Exhibit No. 7

S D P & A • 5159 Fulton St., NW Washington, DC 20016 • (202) 487-0500

11-22-02



Pirnia Residence

Renovations and Remodeling

654 Independance Av., NE
Washington, DC

Mark	Date	Description
3	11/21/02	CONCEPT SET
2	11/19/02	Prelim. plans
1	9/24/02	Existing conditions

Stephen duPont
& Associated Architects

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Engineer

Seal

Title

Demolition Plan-1
Existing & Demolition

Proj	654
Date	24 Sep 02
Dwn	SdP
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Scale	
File Name	CAD/Pirnia/02.1117

Drawing No.

A1.0

of 23



Pirnia Residence

Renovations and Remodeling

654 Independance Av., NE
Washington, DC

Mark	Date	Description
3	11/21/02	CONCEPT SET
2	11/19/02	Prelim. plans
1	9/24/02	1/Existing conditions

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Engineer

Seal

Title

Demolition Plan-2

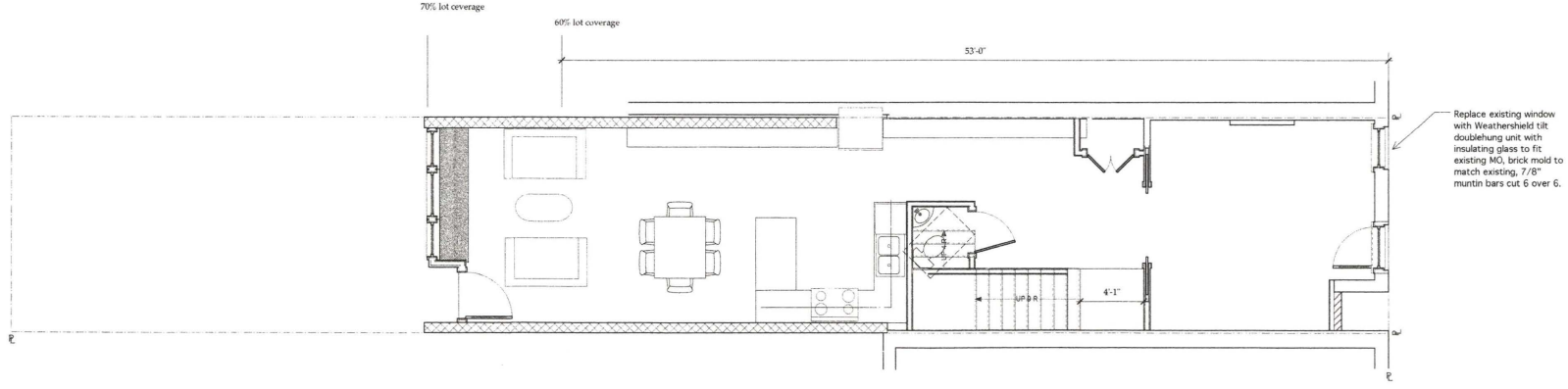
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Scale	
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Drawing No.

A1.2

of 23



Pirnia Residence

Renovations and Remodeling

654 Independance Av., NE
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Mark	Date	Description
3	11/21/02	CONCEPT SET
2	11/13/02	Prelim. plans
1	9/24/02	1/Existing conditions

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Engineer

Seal

Title

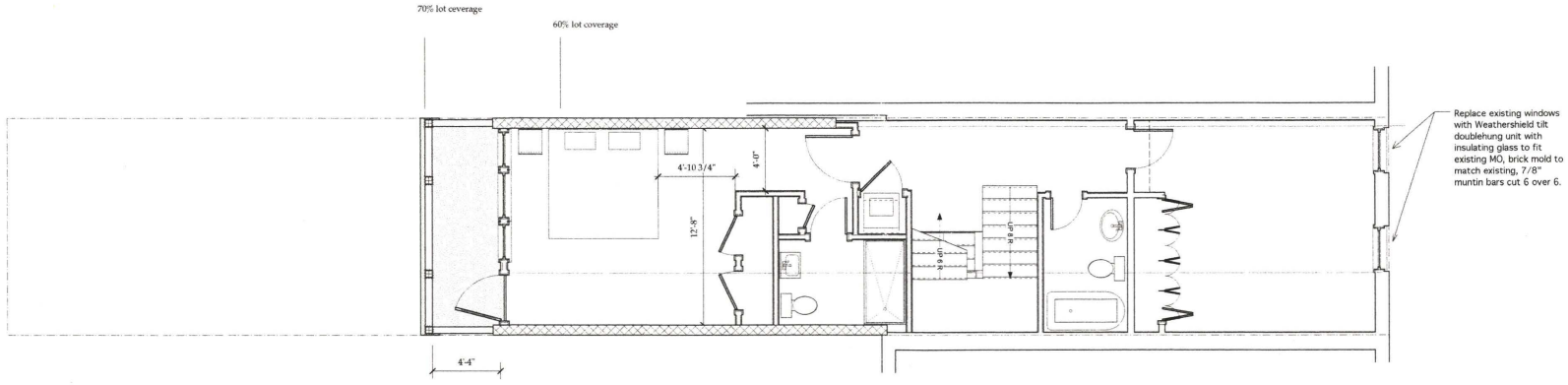
Floor Plan-1
1st Floor

Proj	654
Date	24 Sep 02
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Ck	
Scale	
File Name	CAD/Pirnia/02.1117

Drawing No.

A2.0

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Pirnia Residence

Renovations and Remodeling

654 Independance Av., NE
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Engineer

Seal

Title

PLANS

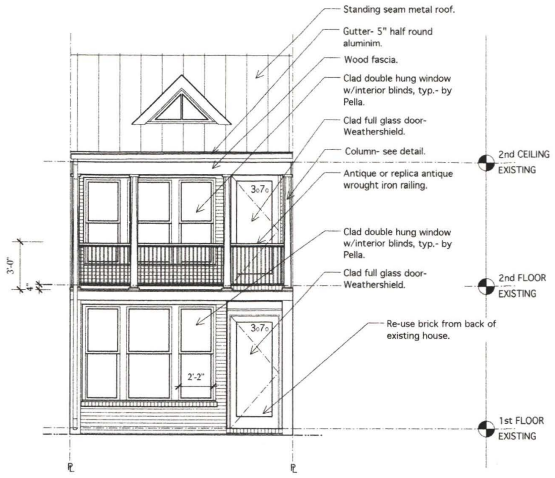
2ND FLOOR

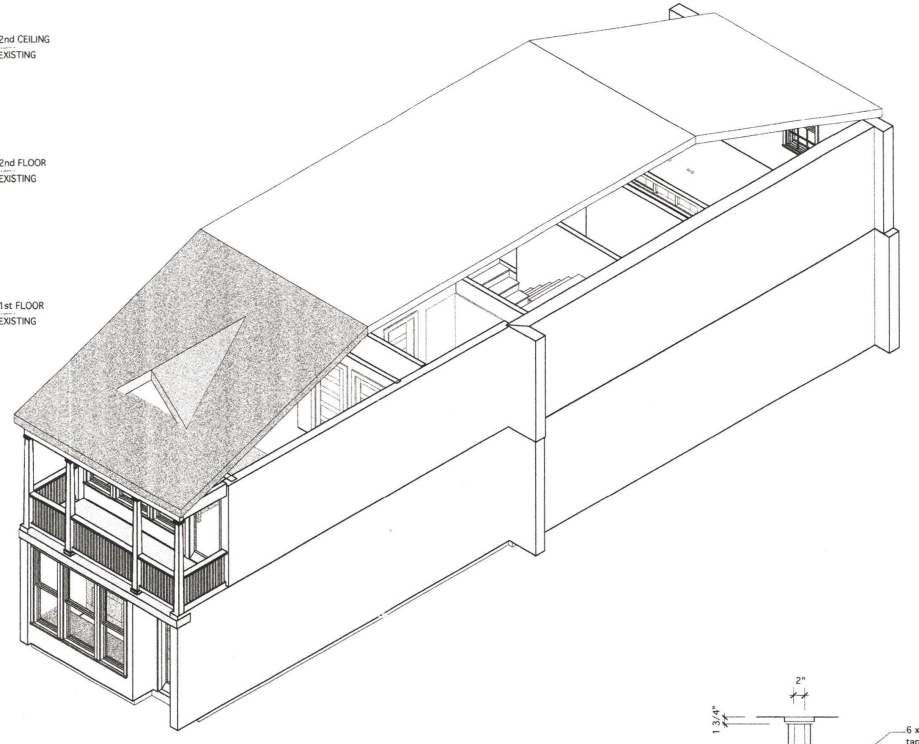
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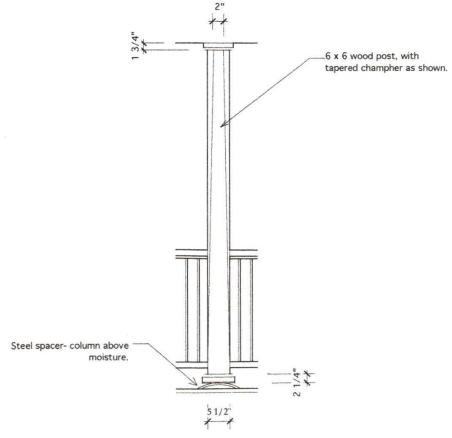
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Pirnia Residence

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Engineer

Seal

Title

Elevations-1

Proj	654
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Dwn	SdP
Ck	
Scale	
File Name	CAD/Pirnia/02.1117

Drawing No.

A4.0

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